

81-19-A 1981 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

According to all contractors this is the only site on which to construct this size of a garage which is accessible to the house without lying in a drainage area. Our covenant requires us to construct a garage and the architectural committee of the Martin's Choice Assoc. has approved both the design and site.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Signature: _____
City and State: _____
Attorney's Telephone No.: _____

Legal Owner(s):
JOSEPH W. BURNETT
(Type or Print Name)
Signature: _____
KATHLEEN S. BURNETT
(Type or Print Name)
Signature: _____
7317 BELLONA AVE. 317-5510
Address Phone No.
BALTIMORE, MD. 21212
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
JOSEPH W. BURNETT
Name
7317 BELLONA AVE. 317-5510
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of April, 1981, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #134, Zoning Advisory Committee Meeting, January 27, 1981, are as follows:

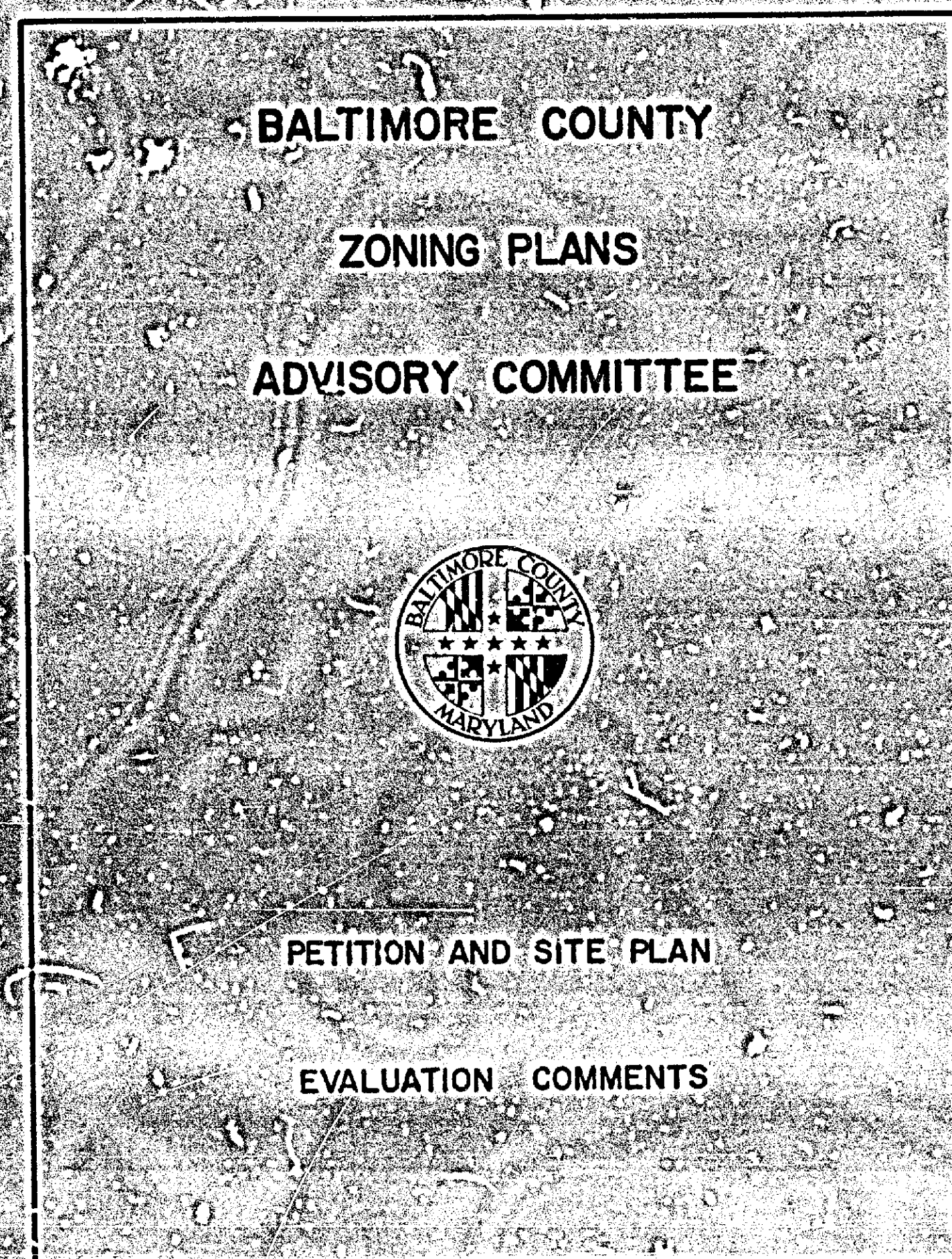
Property Owner: Joseph W. and Kathleen S. Burnett
Location: E/S Bellona Avenue 1500' S/E of Rolandvue Road
Acres: 5 acres
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 26, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #134, Zoning Advisory Committee Meeting of January 27, 1981, are as follows:

Property Owner: Joseph W. & Kathleen S. Burnett
Location: E/S Bellona Avenue 1500' S/E of Rolandvue Road
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.
Acres: 5 Acres
District: 9th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 19, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Joseph W. Burnett
7317 Bellona Avenue
Baltimore, Maryland 21212

RE: Item No. 134
Petitioner - Joseph W. Burnett, et ux
Variance Petition

Dear Mr. and Mrs. Burnett:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC: bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 18, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #134 (1980-1981)
Property Owner: Joseph W. & Kathleen S. Burnett
E/S Bellona Avenue 1500' S/E of Rolandvue Road
Acres: 5 Acres District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 134 (1980-1981).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

O-NE Key Sheet
33 NW 5 Pos. Sheet
NW 9 B Topo
69 Tax Map

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7210
PAUL H. REINKENS
CHIEF

February 18, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Joseph W. & Kathleen S. Burnett

Location: E/S Bellona Avenue 1500' S/E of Rolandvue Road

Item No.: 134 Zoning Agenda Meeting of January 27, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3630
TED JAFEN, JR.
DIRECTOR

February 12, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #134 Zoning Advisory Committee Meeting, January 27, 1981 are as follows:

Property Owner: Joseph W. & Kathleen S. Burnett
Location: E/S Bellona Avenue 1500' S/E of Rolandvue Road
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Acres: 5
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1976, and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 7' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments - Transformer and underground wires shall be indicated on plot plan, as well as size of structure and distances from property line.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room 2122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE 9th District

ZONING: Petition for Variance for accessory structure
LOCATION: East side of Bellona Avenue, 1500 feet Southeast of Rolandvue Road
DATE & TIME: Thursday, April 2, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Structures

All that parcel of land in the Ninth District of Baltimore County

Being the property of Joseph W. Burnett, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 2, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 2, 1981

Mr. & Mrs. Joseph W. Burnett
7317 Bellona Avenue
Baltimore, Maryland 21212

RE: Petition for Variance
E/S Bellona Ave., 1500' SE of Rolandvue Rd. - 9th Election District
Joseph W. Burnett, et ux - Petitioners
NO. 81-169-A (Item No. 134)

Dear Mr. & Mrs. Burnett:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Joseph W. Burnett
7317 Bellona Avenue
Baltimore, Md. 21212

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of January, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Joseph W. Burnett, et ux

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. & Mrs. Joseph W. Burnett
7317 Bellona Avenue
Baltimore, Md. 21212

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of January, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Joseph W. Burnett, et ux

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MJC</i>										
Previous case:										

Revised Plans:
Change in outline or description Yes
No
Map #

PETITION MAPPING PROGRESS SHEET

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Descriptions checked and outline plotted on map										
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Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MJC</i>										
Previous case:										

Revised Plans:
Change in outline or description Yes
No
Map #

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 2nd day of April, 1981, the first publication appearing on the 12th day of March, 1981.

THE JEFFERSONIAN,
D. L. Smith
Manager

Cost of Advertisement, \$ 17.00

Petition for Variance

9th District
Zoning: Petition for Variance for accessory structure
Location: East side of Bellona Avenue, 1500 feet southeast of Rolandvue Road
Date & Time: Thursday, April 2, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows:
Section 400.1 - Accessory Structures

All that parcel of land in the Ninth District of Baltimore County

Located on east side of Bellona Avenue, approximately 1500 feet southeast of Rolandvue Road and known as lot 2 as shown on Plat of Martin's Choice which is recorded in land records of Baltimore County in Liber 36 Folio 109.

Being the property of Joseph W. Burnett, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 2, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., March 12 1981

This is to Certify, That the annexed Petition

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 12th day of March, 1981
John D. Hessian, III Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 16 day of Jan, 1981.

Filing Fee \$ 25 Received: ☒ Check ☐ Cash ☐ Other

#134

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner BURNETT

Petitioner's Attorney

Submitted by *MJC*
Reviewed by *MJC*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 3-12-81

Posted for: Variance

Petitioner: Joseph W. Burnett

Location of property: E/S Bellona Avenue, 1500' SE of Rolandvue

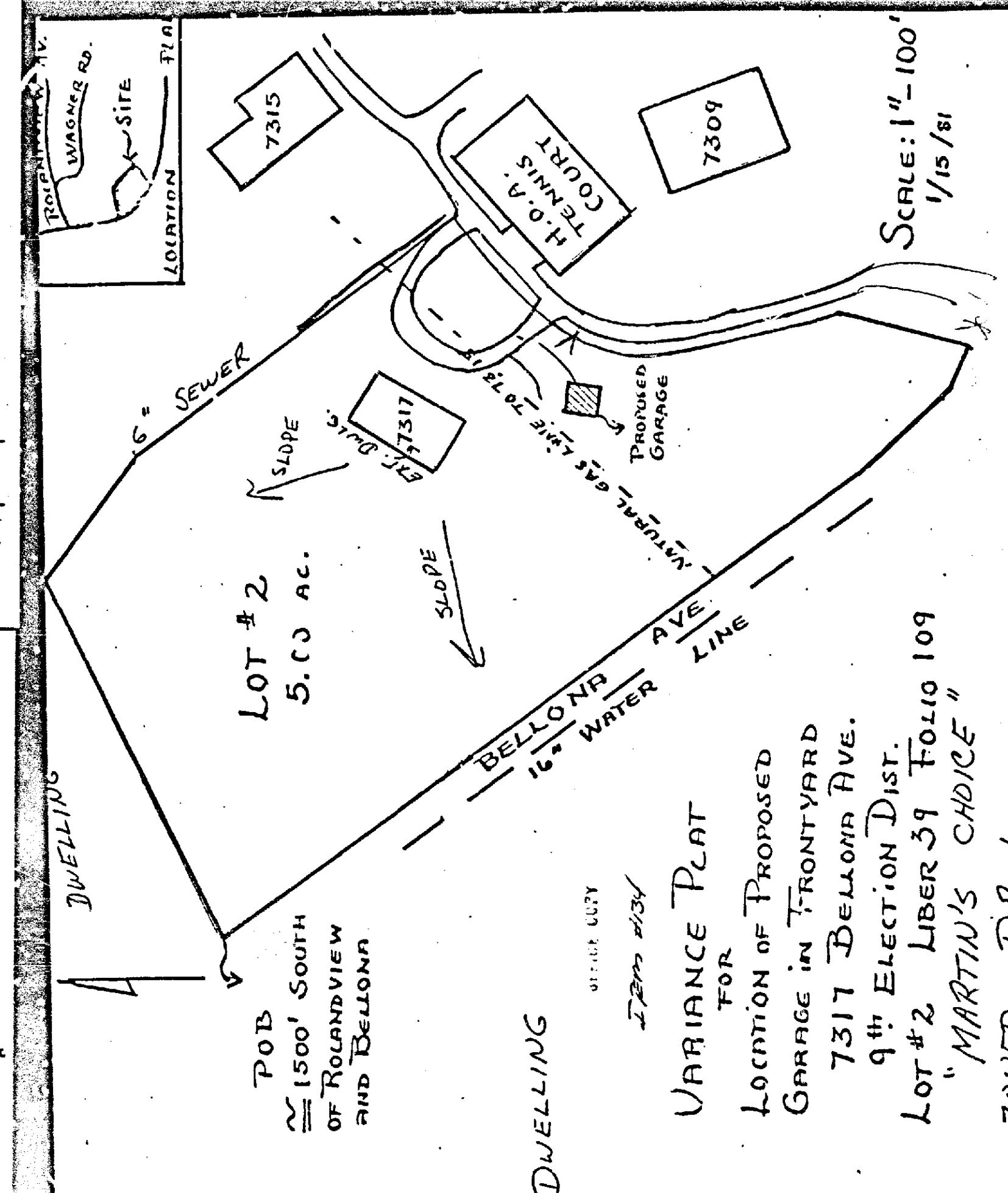
Location of Signs: Front of 7317 Bellona Avenue, approx. 1/2 mi. back of Bellona

Station sign: Cont. side of Bellona Avenue at entrance to 7317

Remarks:

Posted by: *Stephen J. Carter* Date of return: March 20, 1981

Number of Signs: 2



No. 095180

RECEIVED
FOR
Filing Fee for Case No. 81-169-A

DATE: March 2, 1981 ACCOUNT: 01-662

AMOUNT: \$25.00

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